

This meeting was held using Zoom video conferencing at 7 pm, Thursday, April 20, 2023

In attendance were: Norene Cragg, Ryan Brunt, Abe Buwalda, Shane Wilcox, Robyn Whyte, Todd Wasylyshyn, Wendy Karpuik, Django Dunn, Susan Allison, Rhonda Dickson, and Cameron Baker.

Meeting was called to order at 7:03 pm.

1. A welcome was extended to our newest owners: Yuko Uchida - Unit 2 (unable to attend), as well as Shane Wilcox and Robyn Whyte from Unit 5.
2. A [Financial Statement](#) was presented for the fiscal year (October 1, 2021 to September 30, 2022). The report received unanimous approval.
3. A [budget comparison report](#) was reviewed. Some items are over budget and some under, but over all we are in pretty good shape this year.
4. Abe advised that we replaced all the rat-proofing cages on all the buildings to something much easier to allow access to for cleaning the dryer vents.
5. We will also be repairing all the soffits on all the buildings with plastic soffits so we do not need to do this every several years.
6. Some discussion about telus Fibre, but no interest in pursuing this at this time.
7. There will be three new provincial regulations coming that will affect the existing Strata Act,
 1. Effective November, 2023, each strata will be required to have 10% of their operating budget go towards a contingency reserve fund. Since our fiscal year will end on September 30, 2023, we will not need to do this until the following year. [More info here.](#)
 2. Age restriction bylaw - basically we may pass a bylaw that requires one or more persons residing in a strata lot to have reached a specified age that is not less than 55 years. [More info here.](#)
 3. EV Charging stations. At some point legislation will be passed requiring each strata to obtain an electrical planning report to be paid from our operating fund. [More details are here.](#)
 4. Abe asked for an increase in his pay as administrator. He will work this into the proposed budget for our next fiscal year. Info on the Administrators duties [can be found here.](#)

Meeting was adjourned at 7:36 pm